

Memo

Sullivan County Assessor's Office

To: Barry Wood, Assessment Division Director
From: Vicki Talpas, Sullivan County Assessor
CC: William A. Birkle
Date: 6/02/2011
Re: Sullivan County Indiana Trending & Ratio Study

Dear Mr. Wood,

For the purposes of trending the following Townships were combined; Cass and Jefferson; Fairbanks and Turman for use in the ratio study. All townships combined for use are contiguous and of similar makeup.

Cass and Jefferson are contiguous townships located in the southern portion of Sullivan County and are predominately rural in composition. Cass has one small town, Dugger, while Jefferson has one very small town, Pleasantville. Combined the two townships produced twenty valid sales which were used in this ratio study.

Fairbanks and Turman Townships are located along the north-western part of Sullivan County and are predominately rural in composition. There is one small town in both Fairbanks and Turman Townships, Fairbanks and Graysville respectively. The two townships combined yielded eleven valid sales which were used in this ratio study.

In the property class of Unimproved Residential Land, a lack of adequate sales forced the county to employ alternative methods. The land to building ratio was studied to test the median percentage of allocation. In Sullivan County, the land to building ratio is 1:5 or more precisely, 18% of the total assessed value. This is within the commonly accepted range of 16%-22% found from previous land analysis. With the Improved Residential ratio study meeting the IAAO standards and the land allocation level at 18%, one can reasonably assume the unimproved land is properly assessed in accordance with industry standards.

Sincerely,

The Honorable Vicki Talpas
Sullivan County Assessor